

**DOWNTOWN INDUSTRIAL DISTRICT  
BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS MEETING**

**April 26, 2011  
MINUTES**

**BOARD MEMBERS**

**Present:** Ernie Doizaki, Howard Klein, Matt Klein, Larry Rauch, and Paul Vert.

**Absent:** Richard Gardner, Don Kanner, Richard Meruelo, Bill Shinbane, Mark Shinbane, and Michael Tansey.

**STAFF:** Herlinda Chico, Fred Faustino, Steve Keyser, Raquel King, and Estela Lopez.

**CONSULTANTS:** Tara Devine, Ken Coelho, and Don Steier.

**GUESTS:** John Donner (Weingart Center), Jackie Lacey (DA's office), Katherine McNenny (Little Tokyo Lofts), and Deborah Villar (Weingart Center).

**I. CALL TO ORDER**

Vert called the meeting to order with a quorum at 11:34am.

**II. APPROVAL OF MINUTES**

H. Klein made a motion to approve the January 25, 2011 minutes, and M. Klein seconded. The Board unanimously approved.

**III. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS**

Jackie Lacey, candidate for district attorney:

Steier introduced Assistant District Attorney Jackie Lacey, candidate for district attorney to the Board. Steier informed the Board that DA Cooley selected Lacey as the prime candidate to replace him. Lacey came from within the ranks of the DA's office.

**Lacey thanked the Board for allowing her to introduce herself. Lacey stated that she has come from behind the scenes to now a political figure. Lacey reported that she is currently working on a list of priorities that include the following:**

- 1. Getting veterans with post traumatic syndrome out of the criminal system and off the streets into a transitional program.**
- 2. Eliminating the graffiti problems that plague the City of Los Angeles.**
- 3. Identity theft which is an under-addressed crime. There are financial scams performed through hard-drives of computers and personal information from the internet. A special unit will be formed to prosecute those crimes.**

**Lopez thanked the DA's office for making Skid Row a priority.**

**Little Tokyo Lofts Tree Planting:**

**Katherine McNenny introduced herself to the Board and expressed her enthusiasm for living in Central City East. McNenny stated that the condo owners in Little Tokyo Lofts are the only condo owners in the district. She would like to plant trees in front of the building in an effort to beautify the area, increase property value, and create shading. McNenny stated that she spoke to LAPD officer Jack Richter and he supports planting trees. McNenny stated that she is aware of the past issues with trees acting as hiding places for drugs, but with the selection of the right trees that problem would not exist.**

**McNenny stated that she is seeking funding in the amount of \$4,000 for the planting and maintenance of the trees, and the costs associated with cutting concrete to make tree wells. The trees will be maintained by the non-profit environmental group Tree People for the first 5 years. The scheduled planting date is December 10, 2011. McNenny asked the Board to consider incorporating tree planting and maintenance in the 2012 budget.**

**H. Klein asked what type of tree would be planted. McNenny informed the Board that the Crate Myrtle is the first choice.**

**Doizaki asked McNenny to send details on the tree planting locations.**

#### **IV. WEINGART CENTER**

**John Donner reported to the Board that there are currently 450 residents at Weingart. The Weingart has started a campaign called “Starting With Me”, in which 100% of the Weingart employees contribute to the program bi-weekly. Donner stated that the businesses in the area can also contribute with cash, goods and services donations, job listings, and joining the Weingart board. Donner also informed the Board that Farmer John recently hired 20 people from the Weingart program.**

**Deborah Villar expressed that the Weingart wants to be a good neighbor, and safety is a big priority. Villar informed the Board that the Weingart Center serves 480 people per day and the building is secured with 6 to 10 security guards 24/7. The Weingart Center is seeking a new CEO and is planning on taking its current business model to a new level.**

#### **V. METRO REGIONAL CONNECTOR**

**Metro Staff presented an update on the Metro Regional Connector. The connector will link the 7<sup>th</sup> & Metro station to the Little Tokyo/Arts District station. The train will travel 50 miles per hour and will connect light rail trains from Pasadena to Long Beach; Santa Monica to Azusa. Projected cost is \$1.36 billion; 60% will be federally funded, and the remainder will come from Measure R funds.**

**The street will be cut then decked so that underground construction can begin. There will always be business and vehicle access on Central Ave. The construction will begin early 2014 and the projected completion is early 2018. There will be one year of testing in 2019. The Mangrove site in the Arts District will be used for community parking and storage of construction materials and vehicles.**

**There will be one traffic lane access for two weeks on Central Ave between 1<sup>st</sup> and 2<sup>nd</sup> Streets. Metro staff informed the Board**

**that they are currently in the final environmental phase and will issue a report later in the summer.**

## **VI. FINANCE**

**Coelho reported that in March the BID received \$178,000 of assessment revenue and in April received just under \$97,000 of assessment revenue. In March, expenses were slightly under because of timing differences in the Maintenance contract invoice. There is \$50,000 in the reserve account, and the BID is tracking at about even cash for year-end.**

**Coelho informed the Board that CIC costs were paid by the BID in March because invoicing to LAHSA was late, but the funds should be received soon.**

**Delinquent Assessment receivables for 2010 total \$88,700.**

### **2010 Financial Statements:**

**Coelho reported that the financial statements were finalized by a third party accounting firm. The statements provide information on trial balances, notes that need to be added, aging of payables, and delinquent assessments.**

**Rauch made a motion to approve and accept the 2010 financial statements, and Doizaki seconded. The Board unanimously approved.**

### **CIC Costs:**

**Lopez informed the Board that CCEA owes Alameda Produce \$21,817.13 for electric bills incurred by CCEA, but were paid by Alameda Produce for the past two years. CCEA has reimbursed \$2,817.13, and still owes approx. \$19,000.**

**Coelho informed the Board that DWP monthly power costs for the CIC ranges between \$700-\$900 per month. The DID 2 account balance is \$64,000, and the \$15,000 in DID 1.**

**The Board agreed that the \$19,000 owed should be paid from DID 2 account.**

## **VII. OPERATIONS**

**King reported that LAHSA performed their annual audit of the CIC, in which the auditor was very impressed and stated that the operation was run very professionally.**

**King also reported that Waste Management donated 130 additional bins for the CIC. Many people including women and children were being turned away because all the bins were checked out constantly. The additional bins allows for 130 additional people to now store their property.**

**Keyser reported that in March there were a total of 1,966 public safety incidents. In January there were 1,861, and 1,714 in February. In March, blocking the sidewalk totaled 416; drinking in public 164.**

**Keyser reported that in March the maintenance team collected 3,922 bags of trash, removed 21 instances of graffiti, removed 185 bulky items, and weeded 41 areas.**

## **VIII. CALTRANS PLANNING GRANT**

**Devine reported that effective April 8, 2011 she left the City of Los Angeles and started her own consulting firm called Devine Strategies.**

**Devine stated that the Caltrans grant is another example of the benefit of advocacy. She informed the Board that Lopez influenced the scope of the grant as it relates to the planning and land use area.**

**Devine reported that the planning grant will help to create a vision for the area, and government agencies will want to see everyone on board because there is potential for more funding in the future.**

**Devine informed the Board that this will be a one-year project. The CRA will receive the funds from Caltrans and disburse them to CCEA for payment to Devine and other consultants. Devine will oversee the work of the sub-consultants, including transportation and land use firms, and will be directly responsible for the community outreach, social marketing, and final report.**

**IX. EXECUTIVE DIRECTOR REPORT**

**Lopez informed the Board that CCEA was asked to join Cleantech LA, which is now a 501c6. CCEA's logo will now be included on Cleantech materials and CCEA will attend regular monthly meetings.**

**X. ADJOURNMENT- The meeting of the Board was adjourned at 1:25pm.**